

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
March 28, 2011

Meeting Posted: Yes  
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462  
Time: 6:30 PM

## **ROLL CALL:**

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

**MINUTES – APPROVAL:** Signed- 3-14-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 3-14-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 3-21-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr.

**APPOINTMENT: ANR- Harry Kubetz, 125 Howard, David Ross Associates-** David LeRoy presented. Mr LeRoy noted property line changes that showed a parcel swap. All paperwork in order. ANR will be sent through the accepted procedure to departments.

## **COMMITTEE REPORTS:**

**MJTC-** No report-meeting this week.

**MRPC-** No report-meeting this week.

**DPW Building Committee-** Vice Chair Bilotta reported that all sub-bids were in and meeting this week will address regular bids for general contractor, and will be opened. Noted was the 1.5 million budget and sub-bids were higher than expected.

**Capital Planning Committee-** Director noted that through review of general budget, no changes to the FY Capital Plan have been sent to the Committee to date.

## **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Summer Street-** Director reported that the appointed committee will be meeting with MRPC on March 29, 2011.

**Green Community Task Force-** Director reported that the Task Force was continuing with the Solar Field. Through discussions with the Board of Health Chair and Town Manager it was noted that the Town, along with other Towns, are encouraged to use landfills for solar fields. The Task Force is also studying wind energy and other renewable energy sources.

**Public Hearing, 4-11-11, Zoning Articles-** Chair reminded Board of Public Hearing for 134 Leominster Rd, Tradex Corp c/o Charles Gitto, Jr. zoning change and the change to Bylaw Section 4.6. Design Standards.

## **DEVELOPMENT STATUS REPORTS:**

**Highfield Village, Northfield Road-** Motion to accept extension for Highfield Village on Northfield Road, Ms. Bilotta, Second, Mr. Saiia. Extension approval to June 30, 2011. Approval letter supplied to project engineer, applicant, and Sewer Department.

**Emerald Place at Lake Whalom, 10 Lakefront-** No new information. Discussion ensued concerning the Lease-to-Own procedure. Questions raised pertaining to future of the procedure and how it will pertain to tax revenues. Also discussed was the status of an Association, Master Plan, etc. Director will discuss with the Assessors. Director noted that she has sought data on any school-age children. Superintendent Calmes will determine if noted children are already in the system.

**Tri Town Landing, 37 Youngs Rd-** Mr. Caselden is seeking invoices pertaining to water and sewer. He was directed to the correct department. A new report will be forthcoming April 1<sup>st</sup>. There has been no new information on further construction.

**UNFINISHED BUSINESS/OLD BUSINESS:**

**Annual Town Meeting-** Chair noted Town Meeting date of May 7, 2011. A meeting will be posted prior to start time of 9:00 AM.

**CLURPA-** Director submitted a fact sheet to the Board on the Comprehensive Land Use Reform and Partnership Act (CLURPA). The proposed act is the first major updating of the Commonwealth's planning/zoning and Subdivision Control Statutes in many years. The proposed act will have a public hearing shortly. The format outlined will affect the Town's Master Plan and Zoning Bylaw. The Director recommended to the Board that they review the outline of the Act as it relates to the Zoning Act c40A, Master Plans, c41 & 81D, Subdivision Control Law c41 and Land Use Partnership Act c40U.

**MEETING SCHEDULE:**

**March 2011-**

March 30, Master Planning Workshop, Ritter Memorial Building

**April 2011-**

April 11, Planning Board Meeting & Public Hearings, Town Hall

April 13, Master Planning Workshop, Ritter Memorial Building

April 25, Planning Board Meeting, Ritter Memorial Building

**DATA INFORMATION:** Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information - Reviewed

**MEMBER INFORMATION & ISSUES: 925 Mass Ave., Trustee of L&M Service Center Inc.-** Mr. Bodkin brought to the table his concern over the unoccupied gas station at 925 Mass Avenue. The station has become an eyesore and there has been no action concerning sale or otherwise. Mr. Bodkin noted some remedies. Mr. Bodkin's suggestion was that a member of the Planning Board and a member of the Board of Selectmen research and investigate solutions so that the space is accommodated to reflect the center of Town. It was further suggested that a workshop meeting be set up with the Planning Board and Board of Selectmen to discuss the situation and look toward a solution. Mr. Bodkin will compose a letter addressing the Board of Selectmen.

**EXECUTIVE SESSION:** Motion to adjourn to Executive Session, not to return to General Session, Ms. Bilotta, Second, Mr. Saiia, Roll Call Vote, Mr. Saiia, aye; Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta, aye; Mr. Bakaysa, aye.

**ADJOURNMENT:** 7:45 PM